141.0	0002	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	797,000 /	797,000
					USE VALUE:	797,000 /	797,000
					ASSESSED:	797,000 /	797,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		WALNUT TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEAKIN DAVID A/MICHELLE B	
Owner 2:		
Owner 3:		
Street 1:	35 WALNUT TERR	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	BALZER GEORGE C JR--ETAL -
Owner 2:	BALZER EILEEN T -
Street 1:	35 WALNUT TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,420 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Aluminum Exterior and 1790 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7420.000	346,700	500	449,800	797,000
Total Card	0.170	346,700	500	449,800	797,000
Total Parcel	0.170	346,700	500	449,800	797,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.23 | /Parcel: 445.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 90500
GIS Ref:
GIS Ref:
Insp Date: 05/11/17

!10877!

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	346,600	500	7,420.	449,800	796,900	796,900	Year End Roll	12/18/2019
2019	101	FV	262,200	500	7,420.	449,800	712,500	712,500	Year End Roll	1/3/2019
2018	101	FV	262,200	500	7,420.	398,400	661,100	661,100	Year End Roll	12/20/2017
2017	101	FV	260,200	500	7,420.	334,200	594,900	594,900	Year End Roll	1/3/2017
2016	101	FV	260,200	500	7,420.	334,200	594,900	594,900	Year End	1/4/2016
2015	101	FV	253,900	500	7,420.	289,200	543,600	543,600	Year End Roll	12/11/2014
2014	101	FV	253,900	500	7,420.	279,500	533,900	533,900	Year End Roll	12/16/2013
2013	101	FV	253,900	500	7,420.	266,000	520,400	520,400		12/13/2012

PRINT

Date	Time
12/11/20	01:07:18

LAST REV

Date	Time
06/22/17	15:15:50
danam	
10877	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BALZER GEORGE C	43022-458		8/10/2004		505,000	No	No		
	10526-377		5/13/1964			No	No		N

USER DEFINED

Prior Id # 1:	90500
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2016	552	Redo Kit	48,000					REMOD kITCH +BATH
5/26/2015	559	Porch	4,000					
6/5/2006	431	Re-Roof	6,000					
9/7/2004	833	New Wind	13,600					19 REPL WNDWS

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2017	Measured	DGM	D Mann
5/11/2017	Permit Visit	DGM	D Mann
5/11/2017	Left Notice	DGM	D Mann
3/17/2009	Inspected	163	PATRIOT
1/9/2009	Measured	345	PATRIOT
9/23/2005	MLS	BR	B Rossignol
11/23/1999	Meas/Inspect	243	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7420		Sq. Ft.	Site		0	70.	0.87	8									449,821						449,800	

Total AC/HA: 0.17034 | Total SF/SM: 7420 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 449,821 | Spl Credit | Total: 449,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23655939
Const Adj.:	1.00979996
Adj $ / SQ:	156.085
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	425904
Depreciation:	79218
Depreciated Total:	346686

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

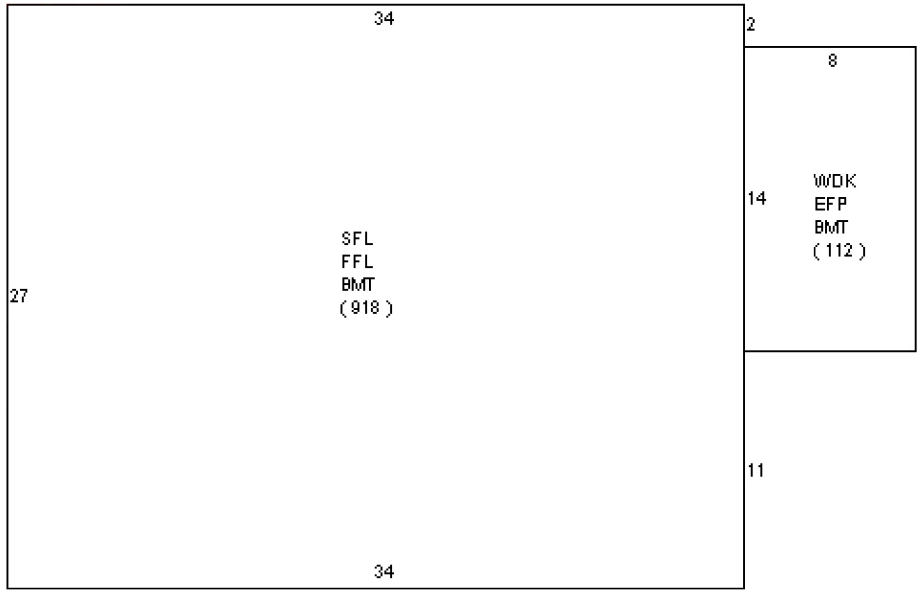
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	156.08
Special Features:	0	Val/Su Net:	113.90
Final Total:	346700	Val/Su SzAd	193.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,030	46.830	48,230
FFL	First Floor	918	156.080	143,286
SFL	Second Floor	872	156.080	136,121
EFP	Enclos Porch	112	52.040	5,828
WDK	Deck	112	15.070	1,688
	Net Sketched Area:	3,044	Total:	335,153
Size Ad	1790.0999	Gross Are	3090	FinArea 1790

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

141.0-0002-0010.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X15	A	AV	1960	4.33	T	40.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500